

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: October 18, 2018

AGENDA ITEM NUMBER: 13D

**SUBJECT: ORDERS OF NORTH CAROLINA PROPERTY TAX COMMISSION**

700 Stratford Road Partners LLC	16 PTC 0538
700 Stratford Road Partners LLC	17 PTC 0405 ( 5 parcels)
700 Stratford Road Development Group, LLC	17 PTC 0407 ( 2 parcels)
Hanestowne Executive Group, LLC	17 PTC 0406 ( 2 parcels)
North Carolina CVS Pharmacy LLC	18 PTC 0098 (10 parcels)
Harper Hill North Carolina, LLC	18 PTC 0038

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:**

**SUMMARY OF INFORMATION:**

ATTACHMENTS:     YES     NO

SIGNATURE: \_\_\_\_\_

COUNTY MANAGER

DATE: \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

**ORDER**

The following property is under appeal to the Property Tax Commission from a decision of the Forsyth County Board of Equalization and Review for 2016.

The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

**This Order closes our file relative to the appeal.**

Name: 700 Stratford Road Partners LLC

16 PTC 0538

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
see attached	\$26,861,500	\$6,821,510

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2016.



**NORTH CAROLINA PROPERTY TAX COMMISSION**

*Robert C. Hunter*  
Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.

ENTERED: 9/21/16

ATTEST *[Signature]*

Stephen Pelfrey, Commission Secretary

Copies of this Order provided to:

Mr. Justin M. Hardy  
Mr. John A. Cocklereece  
Bell Davis & Pitt  
PO Box 21029  
Winston-Salem, NC 27120-1029

Mr. John T. Burgiss - Forsyth  
County Assessor

Ms. Davida W. Martin - Forsyth  
County Attorney

**Name:** 700 Stratford Road Partners LLC

16 PTC 0538

Forsyth

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6815-72-3300	\$12,800,900	\$2,972,081
6815-72-6786	\$5,042,800	\$1,680,007
6815-72-9431	\$2,245,800	\$470,758
6815-72-6270	\$1,854,700	\$437,350
6815-72-5049	\$1,753,300	\$451,167
6815-71-4918	\$1,073,800	\$276,255
6815-71-2889	\$2,090,200	\$533,890
<u>Total</u>	\$26,861,500	\$6,821,510

**RECEIVED**  
**SEP 24 2018**  
**FORSYTH COUNTY**  
**ATTORNEY'S OFFICE**

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

**ORDER**

The following property is under appeal to the Property Tax Commission from a decision of the Forsyth County Board of Equalization and Review for 2017.

The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

**This Order closes our file relative to the appeal.**

Name: 700 Stratford Road Partners, LLC (5 parcels) 17 PTC 0405

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
<b>see attached</b>	<b>\$26,504,400</b>	<b>\$9,762,915</b>

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2017.



**NORTH CAROLINA PROPERTY TAX COMMISSION**

*Robert C. Hunter*  
Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.

ENTERED: 9/21/18

ATTEST  
*[Signature]*  
Stephen Pelfrey, Commission Secretary

Copies of this Order provided to:

Mr. Justin M. Hardy  
Mr. John A. Cocklereece  
Bell Davis & Pitt  
PO Box 21029  
Winston-Salem, NC 27120-1029

Mr. John T. Burgiss - Forsyth  
County Assessor

Ms. Davida W. Martin - Forsyth  
County Attorney

**Name:** 700 Stratford Road Partners, LLC (5 parcels)

17 PTC 0405

Forsyth

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6815-72-6270	\$2,036,600	\$746,355
6815-72-3300	\$14,480,000	\$5,029,995
6815-72-6786	\$5,667,900	\$2,396,744
6815-72-9431	\$2,407,900	\$852,396
6815-72-5049	\$1,912,000	\$737,425
<u>Total</u>	\$26,504,400	\$9,762,915

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

**ORDER**

The following property is under appeal to the Property Tax Commission from a decision of the Forsyth County Board of Equalization and Review for 2017.

The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

**This Order closes our file relative to the appeal.**

Name: Stratford Road Development Group, LLC (2 parcels) 17 PTC 0407

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
see attached	\$3,480,000	\$1,334,370

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2017.



NORTH CAROLINA PROPERTY TAX COMMISSION

*Robert C. Hunter*  
Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.

ENTERED: 9/21/18

ATTEST: [Signature]  
Stephen Penney, Commission Secretary

Copies of this Order provided to:

Mr. Justin M. Hardy  
Mr. John A. Cocklereece  
Bell Davis & Pitt  
PO Box 21029  
Winston-Salem, NC 27120-1029

Mr. John T. Burgiss - Forsyth  
County Assessor

Ms. Davida W. Martin - Forsyth  
County Attorney

**Name:** Stratford Road Development Group, LLC (2 parcels)

17 PTC 0407

Forsyth

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6815-71-4918	\$1,183,400	\$454,679
6815-71-2889	\$2,296,600	\$879,691
<u>Total</u>	\$3,480,000	\$1,334,370

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

**ORDER**

The following property is under appeal to the Property Tax Commission from a decision of the Forsyth County Board of Equalization and Review for 2017.

The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

**This Order closes our file relative to the appeal.**

Name: Hanestowne Executive Group, LLC (2 parcels) 17 PTC 0406

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
see attached	\$3,022,600	\$3,022,600

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2017.



**NORTH CAROLINA PROPERTY TAX COMMISSION**

*Robert C. Hunter*  
Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.

ENTERED: 9/21/18

ATTEST: *[Signature]*  
Stephen Pelfrey, Commission Secretary

Copies of this Order provided to:

Mr. Justin M. Hardy  
Mr. John A. Cocklereece  
Bell Davis & Pitt  
PO Box 21029  
Winston-Salem, NC 27120-1029

Mr. John T. Burgiss - Forsyth  
County Assessor

Ms. Davida W. Martin - Forsyth  
County Attorney



**Name:** Hanestowne Executive Group, LLC (2 parcels)

17 PTC 0406

Forsyth

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6815-72-4939	\$879,500	\$879,500
6815-73-2216	\$2,143,100	\$2,143,100
<u>Total</u>	\$3,022,600	\$3,022,600

RECEIVED

SEP 26 2018

FORSYTH COUNTY ATTORNEY'S OFFICE

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

**ORDER**

The following property is under appeal to the Property Tax Commission from a decision of the Forsyth County Board of Equalization and Review for 2017.

The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

**This Order closes our file relative to the appeal.**

Name: North Carolina CVS Pharmacy LLC (10 parcels) 18 PTC 0098

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
see attached	\$31,131,600	\$30,261,500

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2017.



**NORTH CAROLINA PROPERTY TAX COMMISSION**

*Robert C. Hunter*

Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.

ENTERED: 9/24/18

ATTEST: [Signature]

Stephen Pelfrey, Commission Secretary

Copies of this Order provided to:

Mr. C. B. McLean, Jr.  
Attorney at Law  
4000 Wake Forest Rd., Suite 118  
Raleigh, NC 27609

Mr. John T. Burgiss - Forsyth  
County Assessor

Ms. Davida W. Martin  
Mr. B. Gordon Watkins III-  
Forsyth County Attorneys

**Name:** North Carolina CVS Pharmacy LLC (10 parcels)

18 PTC 0098

Forsyth

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
5892-19-2720	\$615,100	\$555,800
6875-59-3671	\$2,977,500	\$2,590,000
6868-40-6947	\$3,621,300	\$3,445,600
6835-78-2262	\$3,013,800	\$3,314,800
6805-12-7525	\$2,683,800	\$2,865,400
6826-86-1267	\$4,282,500	\$3,924,600
5892-19-1953	\$3,435,000	\$3,207,200
6823-77-3132	\$3,685,000	\$3,559,900
6828-33-1522	\$2,946,300	\$3,067,900
6814-34-1011	\$3,871,300	\$3,730,300
<u>Total</u>	\$31,131,600	\$30,261,500

RECEIVE

SEP 26 2018  
FORSYTH COUNTY  
ATTORNEY'S OFFICE

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

**ORDER**

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The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

**This Order closes our file relative to the appeal.**

Name: Harper Hill North Carolina, LLC

18 PTC 0038

Description	Present Value	New Value
6805212901000	\$10,930,000	\$9,715,000

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2017.



**NORTH CAROLINA PROPERTY TAX COMMISSION**

*Robert C. Hunter*  
Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.

ENTERED: 9/24/18

ATTEST: *[Signature]*  
Stephen Peffrey, Commission Secretary

Copies of this Order provided to:

Mr. Collier R. Marsh  
Parker Poe Adams & Bernstein  
P. O. Box 389  
Raleigh, NC 27602-0389

Mr. John T. Burgiss - Forsyth  
County Assessor

Ms. Davida W. Martin  
Mr. B. Gordon Watkins III -  
Forsyth County Attorneys